

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority – Development control in Grama Panchayats falling in VGTM Urban Development Areas – Delegation of certain powers of development control to the Gram Panchayats – Notification - Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (I₂) DEPARTMENT

G.O.MS.No.45,

Dated:21.01.2009.

Read the following:

1. G.O.Ms.No.408 MA, Municipal Administration and Urban Development Department, Dated:08.08.1991.
2. From the Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada Letter No.C8-4616/85, Dated:16.06.2008 and 26.10.2008.

ORDER:

The appended Notification shall accordingly be published in the Extraordinary issue of the Andhra Pradesh Gazettee Dated:24.01.2009.

2. The Commissioner of Printing, Stationary and Stores Purchase, Hyderabad is requested to supply 50 copies to the Government.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

Dr.C.V.S.K. SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationary and Stores Purchase Department, A.P., Hyderabad.

The Vice-Chairman, VGTM UDA Vijayawada.

The District Collector, Krishna @ Machilipatnam.

The District Collector, Guntur.

The Panchayat Secretaries of the concerned Gram Panchayats through the VC, VGTM UDA.

Copy to:

P.S. to Minister for MA & UD.

P.S. to Minister for PR & RD.

The Principal Secretary to Government, MA & UD Dept.

The Secretary to Government, MA & UD Dept.

The Law (A) Department.

Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

Whereas, in exercise of the powers conferred under Section 56(1) of A.P. Urban Areas (Dev) Act, 1975 read with G.O.Ms.No.408 MA, Municipal Administration and Urban Development Department, Dated:08.08.1991 and in pursuance of the resolution No.1401,

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Dated:24.08.1991 VGTM UDA has delegated certain powers to the Executive Officers of Notified Gram Panchayats in Krishna and Guntur District within the jurisdiction of VGTM UDA.

2. And whereas, the VGTM UDA in its resolution No.114, Dated: 24.04.2008 has now resolved to delegate powers vested in it under Section 13,14,27,29,40 to 46, 48 to 51 of Andhra Pradesh Urban Areas (Dev) Act, 1975 to all the newly extended areas i.e., to all the Gram Panchayats in its jurisdiction where Panchayat Secretaries have been appointed.

3. And whereas, after careful examination of the matter and in exercise of the powers conferred under Section 56(1) of A.P. Urban Areas (Dev) Act, 1975 hereby delegate following powers vested under Section 13,14,27,29,40 to 46, 48 to 51 of Andhra Pradesh Urban Areas (Dev) Act, 1975 to all the newly extended areas i.e., to all the Gram Panchayats in its jurisdiction where Panchayat Secretaries have been appointed which are appended to this Notification as Annexure:

- i. Grant of only residential building permissions for G+2 floors in layouts approved by the VGTM UDA subject to the condition that the height of the building does not exceed 10m. including parking floor from road level & plot area is below 1000 Sq. Mtrs.
- ii. Residential building permissions in village settlement areas.
- iii. Row-type shopping (however they should be limited to settlement areas on roads of 40' & below) subject to UDA regulations.
- iv. Plot sub-division permissions in the approved layouts.
These provisions from i to iv shall be exercised by the Panchayats for the areas beyond 200m. from State & National Highways & 100m. from 30m. and above roads.
- v. Levy of penalties and to take action against unauthorized & illegal constructions and developments as per the provisions of the Andhra Pradesh Urban Areas (Dev.) Act, 1975.
- vi. To levy & get the development charges paid directly in the UDA account in the designated branches of banks, as per the rates prescribed by the Government from time to time wherever the Panchayat Secretary gives building permission as per the delegation.
- vii. To take action on all constructions either made in deviation to approved plan or unauthorizedly. The UDA issues only Technical Sanction in respect of all other cases and the local authority is the "Enforcement Authority" in all cases irrespective of delegation.

4. The delegation is subject to the satisfaction of the following conditions:

- i. The Panchayats should maintain a Register showing the details of building permissions accorded in the following form:

Details of application	Plot area	UDA approved layout or not	Date of Sanction	Set-back & other rules followed or not	D.C. collected	Fees and other fee collected	Remarks
1	2	3	4	5	6	7	8

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ii. Panchayats shall also maintain showing unauthorized constructions in the following form:

Sl. No.	Premises/ Plot No.	Date of detection	Nature of unauthorized construction	Stage of construction	Action taken by the Panchayat	Remarks
1	2	3	4	5	6	7

- iii. The powers delegated above are subject to overall conformity with the provisions of Master Plan / Zonal Development Plan land uses, Zoning Regulations, building rules issued by the Government from time to time.
- iv. The Officials of the VGTM Urban Development Authority shall conduct periodical inspections of the Gram Panchayats to give necessary guidelines for disposal of cases as well as to check the permissions.
- v. The Officials of the VGTM Urban Development Authority shall have powers of surprise inspection of Panchayat Officers for verification of records pertaining to development control and the buildings under construction and also other areas along with the Panchayat Secretaries f the concerned Gram Panchayats.
- vi. The Panchayat Secretary shall send a copy of approved plan to UDA immediately after approval and a list of cases with amount of Development Charges paid to UDA every month.

5. In the event of any deviation from the above, the delegated power will be withdrawn.

Dr. C.V.S.K. SARMA,
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER